Delhi Rent Act

3947. SHRI PRAMOD MAHAJAN : Will the PRIME MINISTER be pleased to state :

(a) whether the Government have examined the Delhi Rent Act, 1995 In the light of the Supreme Court judgement of December 5, 1995 In Civil Appeal No. 4574 of 1995 in respect of residential and non residential premises required for bonafide needs and its applicability to Delhi; and

(b) if so, the details in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT AND MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU) : (a) and (b). The thrust of the Supreme Court Judgement of December 5, 1995 in Civil Appeal No. 4574 of 1995 is that the bonafide need of the landlords will stand very much on the same footing in regard to either class of premises, residential or non-residential. The Delhi Rent Act, 1995 already contains provisions to this effect.

Complaints

3948. SHRIMATI BHAVNA BEN DEVRAJ BHAI CHIKHALIA : Will the PRIME MINISTER be pleased to state :

(a) the number of complaints registered in the CPWD enquiry at Laxmi Bai Nagar, New Delhi during the last three years;

(b) the number out of them attended; to;

(c) the reasons for not attending to the remaining complaints;

(d) whether it is a fact that even in case where complaints have been attended to, the engineers in connivance with the contractors are using sub-standard materials;

(e) whether the condition of overhead water tanks in a number of flats in Laxmi Bai Nagar, is in a dilapidated condition;

(f) if so, the details thereof and the reasons therefor;

(g) the steps being taken/proposed to be taken in this regard;

(h) whether the tank in Flat No. 1811 has not been replaced despite being no longer usable for the last one and a half years;

(i) if so, the time by which it is likely to be replaced;

(j) if so, whether the Government propose to conduct CBI inquiry/departmental inquiry into this malpractices; and

(k) the time by which the uncovered verandahs in the flats are likely to be covered?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT AND MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU) : (a) 80816 (Civil) and 33294 (Electrical) complaints were received between January 1994 to November, 1996.

(b) 80108 (Civil) and 33294 (Electrical) complaints were attended to by the Central P.W.D.

(c) The remaining complaints are current and are being attended to.

(d) No, Sir.

(e) Due to wear and tear some tanks have outlived their 1 which is quite natural considering the age of the construction.

(f) In beginning of the current year, 60 tanks were found in damaged condition. Out of which 28 have already been replaced and the work is in progress to replace the remaining tanks.

(g) The tanks which are beyond economical repairs, are being replaced as stated above.

(h) and (i). The tank of Qr. No. 1811 was replaced on 19.8.94.

(j) Question does not arise.

(k) Covering of verandah is being done under the guidelines where the allottee is required to bear 10% of the cost of construction, subject to availability of funds and receipt of requests.

Allotment of DDA Plot

3949. DR. ARVIND SHARMA : Will the PRIME MINISTER be pleased to state :

(a) whether all the applicants registered in 1981 for the allotment of DDA plot (MIG) under the SC/ST category in Rohini residential scheme, have since been allotted plots so far;

(b) if not, the reasons therefor alongwith the details of applicants to whom plots have not been allotted so far;

(c) whether the Lt. Governor of Delhi has issued any directive/order in this regard;

(d) if so, the details thereof; and

(e) the time by which the plots are likely to be allotted?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT AND MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU) : (a) and (b). Yes, Sir. However, three cases have recently come to the